HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: January 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

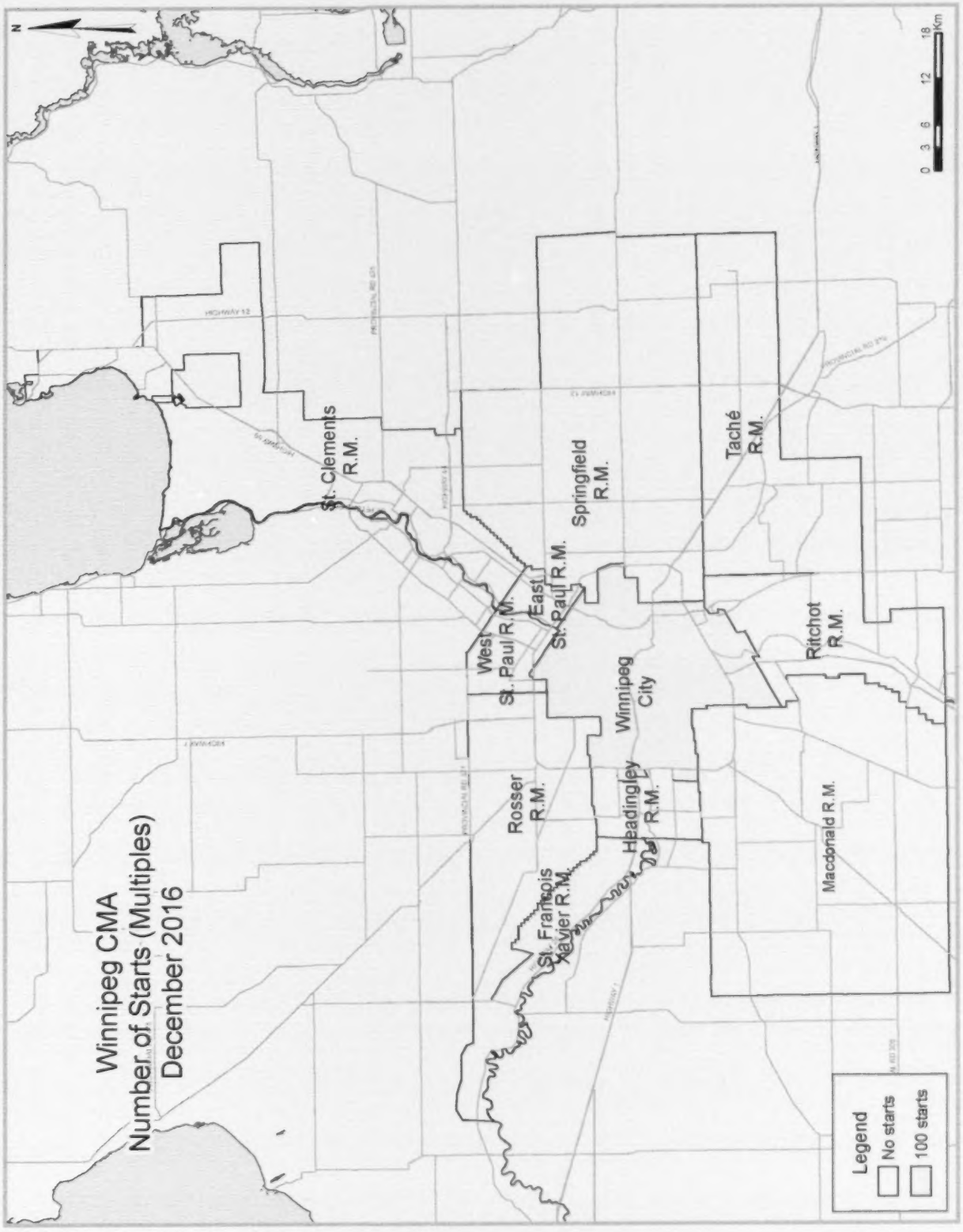
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

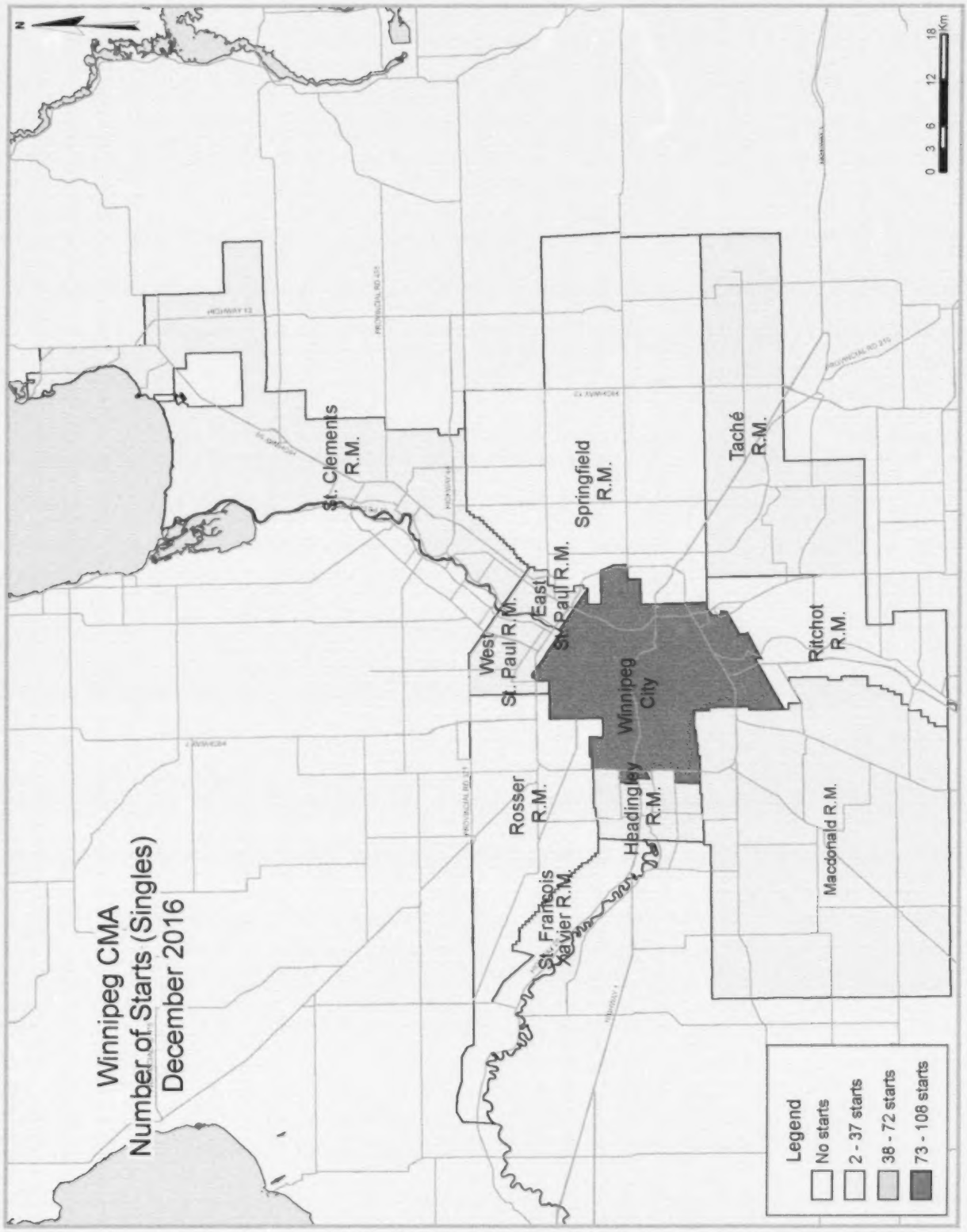
In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

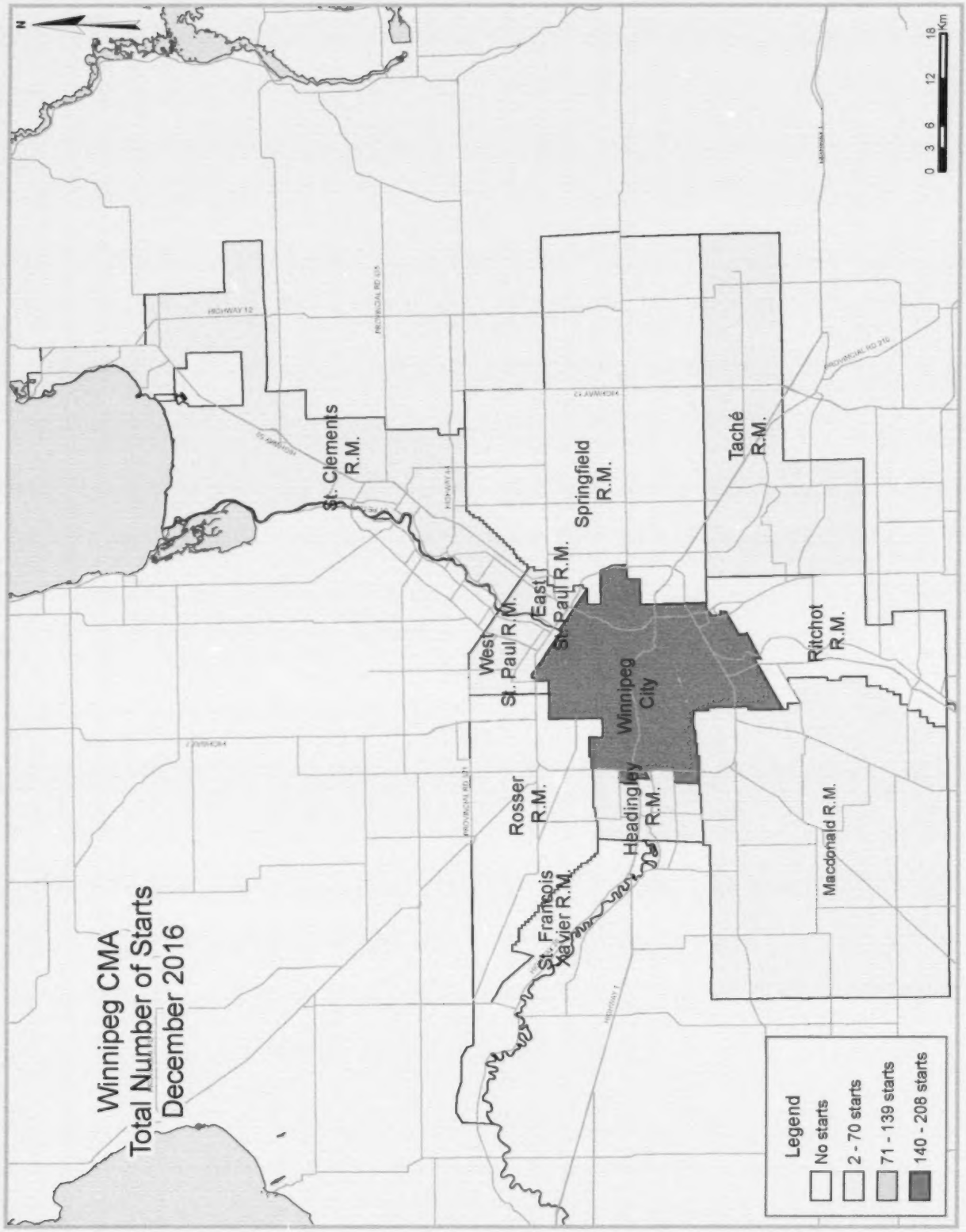
SUBSCRIBE NOW!

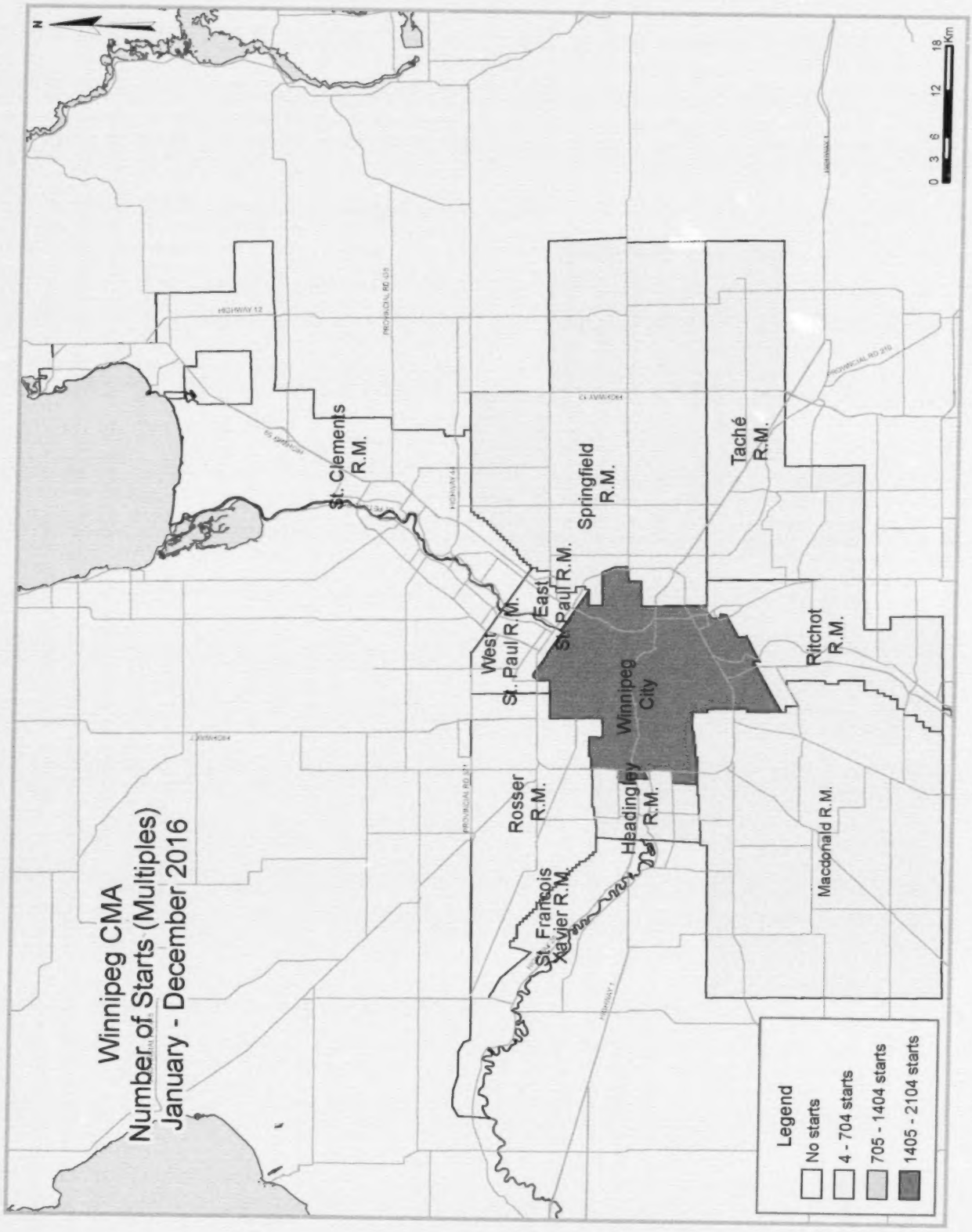
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

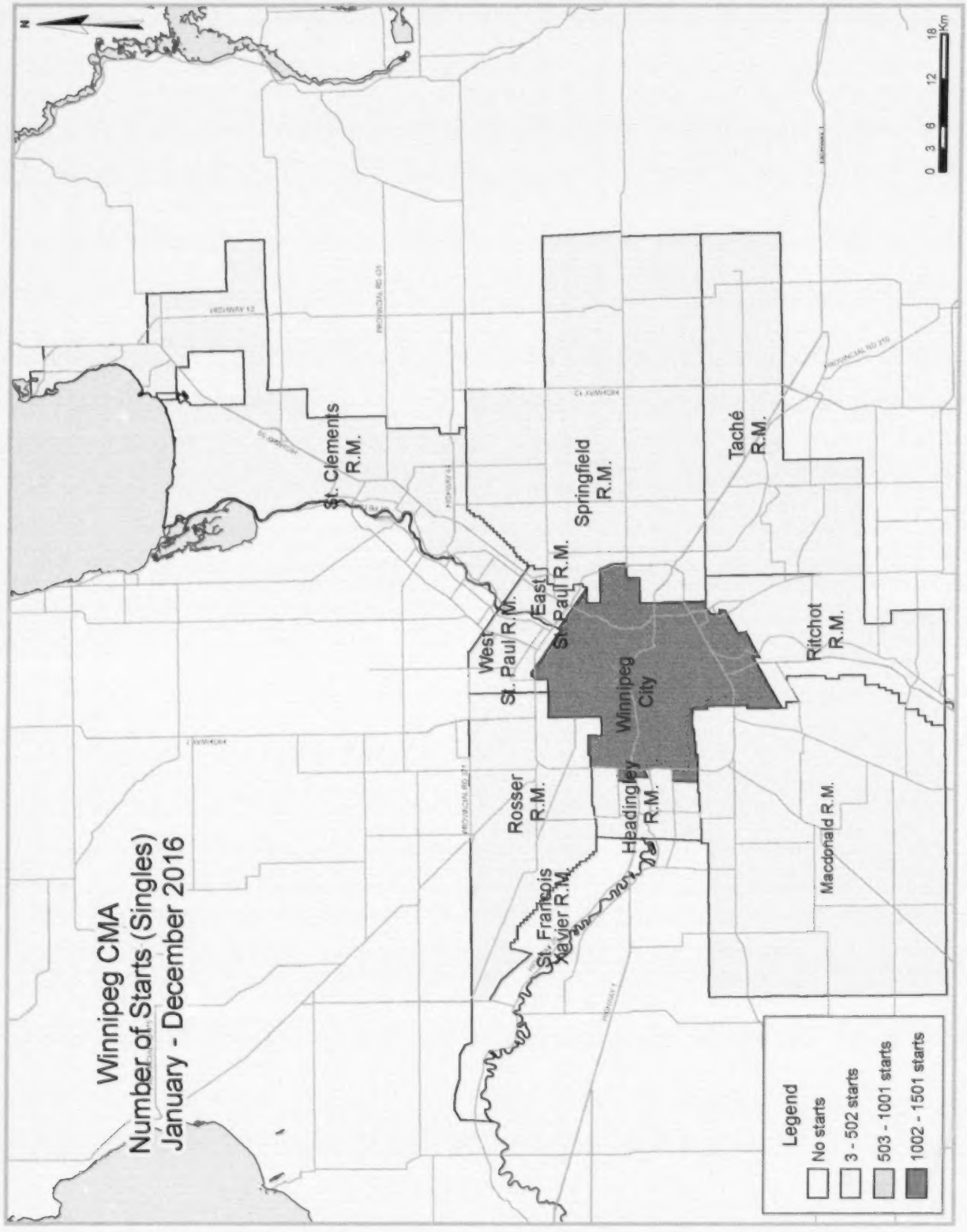
Housing Observer Online
Featuring quick reads and videos on...
Analysis and data
Timely insights
Updates to housing conditions and trends & much more!
All links can be shared in social media friendly formats!
Subscribe today to stay in the know!
www.cmhc.ca/observer

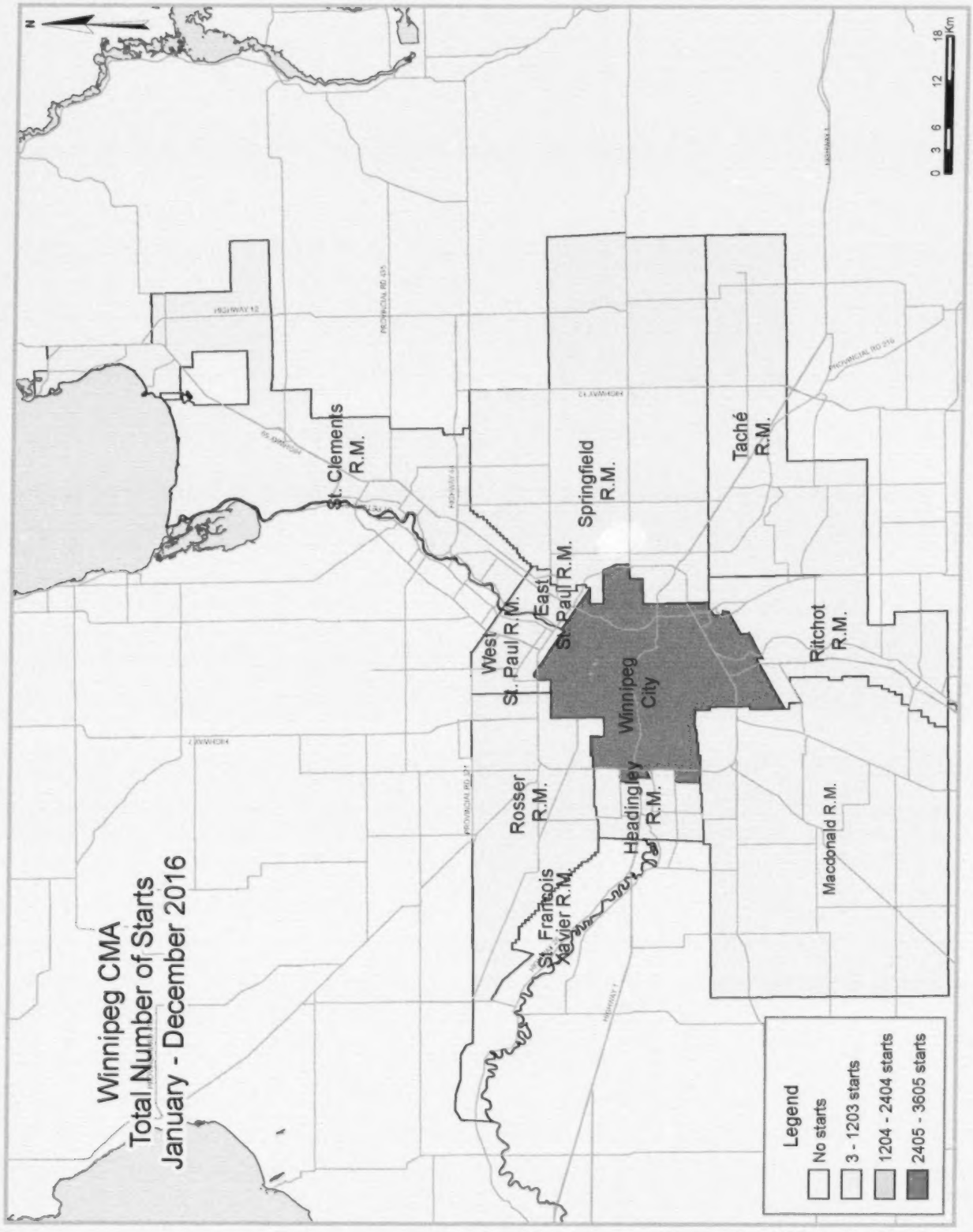

Winnipeg CMA
Number of Starts (Multiples)
December 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
100 starts


Winnipeg CMA
Number of Starts (Singles)
December 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 37 starts
38 - 72 starts
73 - 108 starts


Winnipeg CMA
Total Number of Starts
December 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 70 starts
71 - 139 starts
140 - 208 starts


Winnipeg CMA
Number of Starts (Multiples)
January - December 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 44
HIGHWAY 1
PROVINCIAL RD 421
PROVINCIAL RD 213
Legend
No starts
4 - 704 starts
705 - 1404 starts
1405 - 2104 starts


Winnipeg CMA
Number of Starts (Singles)
January - December 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
3 - 502 starts
503 - 1001 starts
1002 - 1501 starts


Winnipeg CMA
Total Number of Starts
January - December 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
3 - 1203 starts
1204 - 2404 starts
2405 - 3605 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) December 2016		
Winnipeg CMA[1]	November 2016	December 2016
Trend[2]	4,653	4,509
SAAR	5,363	3,113
	December 2015	December 2016
Actual		
December - Single-Detached	120	130
December - Multiples	166	100
December - Total	286	230
January to December - Single-Detached	1,649	1,858
January to December - Multiples	2,751	2,196
January to December - Total	4,400	4,054

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2016	130	16	0	0	0	52	0	32	230
December 2015	119	30	0	1	16	27	0	93	286
% Change	9.2	-46.7	n/a	-100.0	-100.0	92.6	n/a	-65.6	-19.6
Year-to-date 2016	1,855	184	7	3	280	534	90	1,101	4,054
Year-to-date 2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	12.6	-25.2	75.0	200.0	2.9	-7.6	-41.6	-26.5	-7.9
UNDER CONSTRUCTION									
December 2016	1,059	108	4	3	228	682	64	1,840	3,988
December 2015	993	164	6	1	261	1,241	83	1,857	4,606
% Change	6.6	-34.1	-33.3	200.0	-12.6	-45.0	-22.9	-0.9	-13.4
COMPLETIONS									
December 2016	183	22	0	0	18	30	7	319	579
December 2015	153	16	2	0	66	206	10	37	490
% Change	19.6	37.5	-100.0	n/a	-72.7	-85.4	-30.0	**	18.2
Year-to-date 2016	1,776	232	4	6	232	736	153	1,455	4,594
Year-to-date 2015	1,903	168	9	4	292	977	111	718	4,182
% Change	-6.7	38.1	-55.6	50.0	-20.5	-24.7	37.8	102.6	9.9
COMPLETED & NOT ABSORBED									
December 2016	221	22	0	0	42	310	n/a	n/a	595
December 2015	256	36	4	2	92	425	n/a	n/a	815
% Change	-13.7	-38.9	-100.0	-100.0	-54.3	-27.1	n/a	n/a	-27.0
ABSORBED									
December 2016	156	16	0	0	28	168	n/a	n/a	368
December 2015	138	21	1	0	64	66	n/a	n/a	290
% Change	13.0	-23.8	-100.0	n/a	-56.3	154.5	n/a	n/a	26.9
Year-to-date 2016	1,796	246	7	8	273	808	n/a	n/a	3,138
Year-to-date 2015	1,876	133	5	4	277	679	n/a	n/a	2,974
% Change	-4.3	85.0	40.0	100.0	-1.4	19.0	n/a	n/a	5.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
December 2016	108	16	0	0	0	52	0	32	208
December 2015	99	30	0	1	16	3	0	93	242
East St. Paul R.M.									
December 2016	3	0	0	0	0	0	0	0	3
December 2015	3	0	0	0	0	0	0	0	3
Headingley R.M.									
December 2016	5	0	0	0	0	0	0	0	5
December 2015	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
December 2016	4	0	0	0	0	0	0	0	4
December 2015	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	1	0	0	0	0	0	0	0	1
Rosser R.M.									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
December 2016	4	0	0	0	0	0	0	0	4
December 2015	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	0	0	0	0	0	0	0	0	0
Springfield R.M.									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	6	0	0	0	0	0	0	0	6
Tache R.M.									
December 2016	4	0	0	0	0	0	0	0	4
December 2015	1	0	0	0	0	24	0	0	25
West St. Paul R.M.									
December 2016	2	0	0	0	0	0	0	0	2
December 2015	0	0	0	0	0	0	0	0	0
First Nations									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
December 2016	130	16	0	0	0	52	0	32	230
December 2015	119	30	0	1	16	27	0	93	286

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
December 2016	829	102	4	1	215	668	64	1,840	3,723
December 2015	740	158	2	1	261	1,217	75	1,857	4,311
East St. Paul R.M.									
December 2016	29	0	0	0	0	0	0	0	29
December 2015	35	0	0	0	0	0	0	0	35
Headingley R.M.									
December 2016	16	0	0	0	0	0	0	0	16
December 2015	14	0	0	0	0	0	0	0	14
MacDonald R.M.									
December 2016	42	0	0	2	9	0	0	0	53
December 2015	29	0	0	0	0	0	0	0	29
Ritchot R.M.									
December 2016	31	2	0	0	0	14	0	0	47
December 2015	16	2	0	0	0	0	6	0	24
Rosser R.M.									
December 2016	1	0	0	0	0	0	0	0	1
December 2015	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
December 2016	25	0	0	0	0	0	0	0	25
December 2015	54	0	0	0	0	0	0	0	54
St. Francois Xavier R.M.									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	1	0	0	0	0	0	0	0	1
Springfield R.M.									
December 2016	28	4	0	0	0	0	0	0	32
December 2015	46	4	0	0	0	0	2	0	52
Tache R.M.									
December 2016	25	0	0	0	4	0	0	0	29
December 2015	19	0	4	0	0	24	0	0	47
West St. Paul R.M.									
December 2016	33	0	0	0	0	0	0	0	33
December 2015	38	0	0	0	0	0	0	0	38
First Nations									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
December 2016	1,059	108	4	3	228	682	64	1,840	3,988
December 2015	993	164	6	1	261	1,241	83	1,857	4,606

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
December 2016	149	20	0	0	18	30	0	319	536
December 2015	117	16	2	0	66	206	10	37	454
East St. Paul R.M.									
December 2016	7	0	0	0	0	0	0	0	7
December 2015	1	0	0	0	0	0	0	0	1
Headingley R.M.									
December 2016	0	0	0	0	0	0	7	0	7
December 2015	1	0	0	0	0	0	0	0	1
Macdonald R.M.									
December 2016	4	0	0	0	0	0	0	0	4
December 2015	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
December 2016	5	0	0	0	0	0	0	0	5
December 2015	5	0	0	0	0	0	0	0	5
Rosser R.M.									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
December 2016	2	0	0	0	0	0	0	0	2
December 2015	1	0	0	0	0	0	0	0	1
St. Francois Xavier R.M.									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	0	0	0	0	0	0	0	0	0
Springfield R.M.									
December 2016	9	2	0	0	0	0	0	0	11
December 2015	12	0	0	0	0	0	0	0	12
Tache R.M.									
December 2016	6	0	0	0	0	0	0	0	6
December 2015	2	0	0	0	0	0	0	0	2
West St. Paul R.M.									
December 2016	1	0	0	0	0	0	0	0	1
December 2015	8	0	0	0	0	0	0	0	8
First Nations									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
December 2016	183	22	0	0	18	30	7	319	579
December 2015	153	16	2	0	66	206	10	37	490

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
December 2016	189	12	0	0	40	303	n/a	n/a	544
December 2015	203	31	1	2	92	392	n/a	n/a	721
East St. Paul R.M.									
December 2016	4	0	0	0	0	0	n/a	n/a	4
December 2015	4	0	0	0	0	0	n/a	n/a	4
Headingley R.M.									
December 2016	2	0	0	0	0	0	n/a	n/a	2
December 2015	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
December 2016	7	0	0	0	0	0	n/a	n/a	7
December 2015	16	0	0	0	0	0	n/a	n/a	16
Ritchot R.M.									
December 2016	1	0	0	0	0	1	n/a	n/a	2
December 2015	7	1	0	0	0	17	n/a	n/a	25
Rosser R.M.									
December 2016	0	0	0	0	0	0	n/a	n/a	0
December 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
December 2016	3	0	0	0	0	0	n/a	n/a	3
December 2015	2	0	0	0	0	0	n/a	n/a	2
St. Francois Xavier R.M.									
December 2016	1	0	0	0	0	0	n/a	n/a	1
December 2015	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
December 2016	5	10	0	0	2	0	n/a	n/a	17
December 2015	10	4	3	0	0	0	n/a	n/a	17
Tache R.M.									
December 2016	7	0	0	0	0	6	n/a	n/a	13
December 2015	8	0	0	0	0	16	n/a	n/a	24
West St. Paul R.M.									
December 2016	2	0	0	0	0	0	n/a	n/a	2
December 2015	4	0	0	0	0	0	n/a	n/a	4
First Nations									
December 2016	0	0	0	0	0	0	n/a	n/a	0
December 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
December 2016	221	22	0	0	42	310	n/a	n/a	595
December 2015	256	36	4	2	92	425	n/a	n/a	815

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
December 2016	123	16	0	0	28	165	n/a	n/a	332
December 2015	96	20	1	0	62	54	n/a	n/a	233
East St. Paul R.M.									
December 2016	4	0	0	0	0	0	n/a	n/a	4
December 2015	2	0	0	0	0	0	n/a	n/a	2
Headingley R.M.									
December 2016	0	0	0	0	0	0	n/a	n/a	0
December 2015	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
December 2016	5	0	0	0	0	0	n/a	n/a	5
December 2015	9	0	0	0	0	0	n/a	n/a	9
Ritchot R.M.									
December 2016	7	0	0	0	0	0	n/a	n/a	7
December 2015	9	0	0	0	2	12	n/a	n/a	23
Rosser R.M.									
December 2016	0	0	0	0	0	0	n/a	n/a	0
December 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
December 2016	2	0	0	0	0	0	n/a	n/a	2
December 2015	1	0	0	0	0	0	n/a	n/a	1
St. Francois Xavier R.M.									
December 2016	0	0	0	0	0	0	n/a	n/a	0
December 2015	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
December 2016	10	0	0	0	0	0	n/a	n/a	10
December 2015	12	1	0	0	0	0	n/a	n/a	13
Tache R.M.									
December 2016	4	0	0	0	0	3	n/a	n/a	7
December 2015	1	0	0	0	0	0	n/a	n/a	1
West St. Paul R.M.									
December 2016	1	0	0	0	0	0	n/a	n/a	1
December 2015	7	0	0	0	0	0	n/a	n/a	7
First Nations									
December 2016	0	0	0	0	0	0	n/a	n/a	0
December 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
December 2016	156	16	0	0	28	168	n/a	n/a	368
December 2015	138	21	1	0	64	66	n/a	n/a	290

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,855	184	7	3	280	534	90	1,101	4,054
% Change	12.6	-25.2	75.0	200.0	2.9	-7.6	-41.6	-26.5	-7.9
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	% Change
Winnipeg City	108	100	16	38	0	8	84	96	208	242	-14.0
East St. Paul R.M.	3	3	0	0	0	0	0	0	3	3	0.0
Headingley R.M.	5	0	0	0	0	0	0	0	5	0	n/a
MacDonald R.M.	4	6	0	0	0	0	0	0	4	6	-33.3
Ritchot R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	4	3	0	0	0	0	0	0	4	3	33.3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	0	6	0	0	0	0	0	0	0	6	-100.0
Tache R.M.	4	1	0	0	0	0	0	24	4	25	-84.0
West St. Paul R.M.	2	0	0	0	0	0	0	0	2	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	130	120	16	38	0	8	84	120	230	286	-19.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	1,501	1,290	188	280	295	378	1,621	2,051	3,605	3,999	-9.9
East St. Paul R.M.	38	39	0	0	0	0	0	0	38	39	-2.6
Headingley R.M.	18	13	0	0	42	0	0	0	60	13	**
MacDonald R.M.	76	59	2	0	6	0	0	0	84	59	42.4
Ritchot R.M.	47	36	4	4	0	0	14	0	65	40	62.5
Rosser R.M.	3	1	0	0	0	0	0	0	3	1	200.0
St. Clements R.M.	37	61	0	0	0	0	0	0	37	61	-39.3
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	60	78	14	10	6	0	0	0	80	88	-9.1
Tache R.M.	43	31	0	0	4	4	0	24	47	59	-20.3
West St. Paul R.M.	35	40	0	0	0	0	0	0	35	40	-12.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,858	1,649	208	294	353	382	1,635	2,075	4,054	4,400	-7.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Winnipeg City	0	8	0	0	52	3	32	93
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	24	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	0	8	0	0	52	27	32	93

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	240	226	55	152	520	554	1,101	1,497
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	7	0	35	0	0	0	0	0
MacDonald R.M.	6	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	0	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	24	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	263	230	90	152	534	578	1,101	1,497

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Winnipeg City	124	129	52	20	32	93	208	242
East St. Paul R.M.	3	3	0	0	0	0	3	3
Headingley R.M.	5	0	0	0	0	0	5	0
MacDonald R.M.	4	6	0	0	0	0	4	6
Ritchot R.M.	0	1	0	0	0	0	0	1
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	4	3	0	0	0	0	4	3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	6	0	0	0	0	0	6
Tache R.M.	4	1	0	24	0	0	4	25
West St. Paul R.M.	2	0	0	0	0	0	2	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	146	149	52	44	32	93	230	286

Table 2.5: Starts by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	1,666	1,523	783	827	1,156	1,649	3,605	3,999
East St. Paul R.M.	38	39	0	0	0	0	38	39
Headingley R.M.	25	13	0	0	35	0	60	13
MacDonald R.M.	74	59	10	0	0	0	84	59
Ritchot R.M.	51	40	14	0	0	0	65	40
Rosser R.M.	3	1	0	0	0	0	3	1
St. Clements R.M.	37	61	0	0	0	0	37	61
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	74	86	6	0	0	2	80	88
Tache R.M.	43	35	4	24	0	0	47	59
West St. Paul R.M.	35	40	0	0	0	0	35	40
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	2,046	1,898	817	851	1,191	1,651	4,054	4,400

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	% Change
Winnipeg City	149	117	22	24	16	68	349	245	536	454	18.1
East St. Paul R.M.	7	1	0	0	0	0	0	0	7	1	**
Headingley R.M.	0	1	0	0	7	0	0	0	7	1	**
MacDonald R.M.	4	6	0	0	0	0	0	0	4	6	-33.3
Ritchot R.M.	5	5	0	0	0	0	0	0	5	5	0.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	2	1	0	0	0	0	0	0	2	1	100.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	9	12	2	0	0	0	0	0	11	12	-8.3
Tache R.M.	6	2	0	0	0	0	0	0	6	2	200.0
West St. Paul R.M.	1	8	0	0	0	0	0	0	1	8	-87.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	183	153	24	24	23	68	349	245	579	490	18.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	1,406	1,439	276	158	265	380	2,191	1,623	4,138	3,600	14.9
East St. Paul R.M.	44	47	0	0	0	0	0	0	44	47	-6.4
Headingley R.M.	16	20	0	0	42	0	0	0	58	20	190.0
MacDonald R.M.	60	67	0	0	0	4	0	0	60	71	-15.5
Ritchot R.M.	32	52	4	4	6	0	0	44	42	100	-58.0
Rosser R.M.	3	2	0	0	0	0	0	0	3	2	50.0
St. Clements R.M.	67	57	0	0	0	0	0	0	67	57	17.5
St. Francois Xavier R.M.	1	9	0	0	0	0	0	0	1	9	-88.9
Springfield R.M.	78	99	16	24	6	3	0	0	100	126	-20.6
Tache R.M.	37	60	0	0	4	4	0	30	41	94	-56.4
West St. Paul R.M.	40	56	0	0	0	0	0	0	40	56	-28.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,784	1,908	296	186	323	391	2,191	1,697	4,594	4,182	9.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Winnipeg City	16	58	0	10	30	208	319	37
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	7	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	16	58	7	10	30	208	319	37

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	170	276	95	104	736	905	1,455	718
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	42	0	0	0	0	0
MacDonald R.M.	0	4	0	0	0	0	0	0
Ritchot R.M.	0	0	6	0	0	44	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	3	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	30	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	180	287	143	104	736	979	1,455	718

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market December 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Winnipeg City	169	135	48	272	319	47	536	454
East St. Paul R.M.	7	1	0	0	0	0	7	1
Headingley R.M.	0	1	0	0	7	0	7	1
MacDonald R.M.	4	6	0	0	0	0	4	6
Ritchot R.M.	5	5	0	0	0	0	5	5
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	2	1	0	0	0	0	2	1
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	11	12	0	0	0	0	11	12
Tache R.M.	6	2	0	0	0	0	6	2
West St. Paul R.M.	1	8	0	0	0	0	1	8
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	205	171	48	272	326	47	579	490

Table 3.5: Completions by Submarket and by Intended Market January - December 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	1,617	1,578	963	1,195	1,558	827	4,138	3,600
East St. Paul R.M.	44	47	0	0	0	0	44	47
Headingley R.M.	16	20	0	0	42	0	58	20
MacDonald R.M.	55	67	5	4	0	0	60	71
Ritchot R.M.	36	56	0	44	6	0	42	100
Rosser R.M.	3	2	0	0	0	0	3	2
St. Clements R.M.	67	57	0	0	0	0	67	57
St. Francois Xavier R.M.	1	9	0	0	0	0	1	9
Springfield R.M.	92	124	6	0	2	2	100	126
Tache R.M.	41	64	0	30	0	0	41	94
West St. Paul R.M.	40	56	0	0	0	0	40	56
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	2,012	2,080	974	1,273	1,608	829	4,594	4,182

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
December 2016	23	19.2	37	30.8	34	28.3	13	10.8	13	10.8	120	-	-
December 2015	21	23.1	18	19.8	19	20.9	11	12.1	22	24.2	91	-	447,949
Year-to-date 2016	290	21.3	464	34.1	263	19.3	156	11.5	187	13.8	1,360	397,500	418,473
Year-to-date 2015	283	20.7	343	25.1	254	18.6	195	14.3	290	21.2	1,365	400,000	441,380
East St. Paul R.M.													
December 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	1	4.5	0	0.0	1	4.5	20	90.9	22	-	647,380
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	-	688,159
Headingley R.M.													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	2	33.3	0	0.0	4	66.7	6	-	-
Year-to-date 2015	0	0.0	2	11.8	0	0.0	2	11.8	13	76.5	17	-	609,975
MacDonald R.M.													
December 2016	0	0.0	1	20.0	1	20.0	2	40.0	1	20.0	5	-	-
December 2015	2	25.0	0	0.0	0	0.0	3	37.5	3	37.5	8	-	461,088
Year-to-date 2016	14	21.5	1	1.5	15	23.1	9	13.8	26	40.0	65	-	462,837
Year-to-date 2015	16	25.8	0	0.0	5	8.1	26	41.9	15	24.2	62	-	442,960
Ritchot R.M.													
December 2016	0	0.0	6	85.7	0	0.0	0	0.0	1	14.3	7	-	-
December 2015	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	-	389,133
Year-to-date 2016	4	16.7	17	70.8	0	0.0	0	0.0	3	12.5	24	-	-
Year-to-date 2015	14	40.0	19	54.3	1	2.9	0	0.0	1	2.9	35	-	368,965
Rosser R.M.													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	5	62.5	1	12.5	0	0.0	1	12.5	1	12.5	8	-	-
Year-to-date 2015	7	41.2	2	11.8	3	17.6	1	5.9	4	23.5	17	-	-
St. Francois Xavier R.M.													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	5	83.3	0	0.0	0	0.0	1	16.7	0	0.0	6	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
December 2016	1	11.1	2	22.2	2	22.2	4	44.4	0	0.0	9	-	-
December 2015	1	12.5	1	12.5	4	50.0	1	12.5	1	12.5	8	-	423,738
Year-to-date 2016	5	11.6	9	20.9	16	37.2	6	14.0	7	16.3	43	-	432,555
Year-to-date 2015	17	29.3	10	17.2	15	25.9	7	12.1	9	15.5	58	-	412,895
Tache R.M.													
December 2016	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
December 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	13	65.0	6	30.0	1	5.0	0	0.0	0	0.0	20	-	-
Year-to-date 2015	9	42.9	6	28.6	3	14.3	0	0.0	3	14.3	21	-	366,237
West St. Paul R.M.													
December 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	2	18.2	1	9.1	0	0.0	8	72.7	11	-	600,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	5.6	17	94.4	18	-	662,500
First Nations													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
December 2016	27	18.5	46	31.5	37	25.3	19	13.0	17	11.6	146	-	-
December 2015	25	21.4	25	21.4	23	19.7	15	12.8	29	24.8	117	-	448,290
Year-to-date 2016	331	21.2	501	32.1	298	19.1	173	11.1	256	16.4	1,559	400,000	424,842
Year-to-date 2015	351	21.6	382	23.5	281	17.3	233	14.3	378	23.3	1,625	415,000	444,422

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2016						
Submarket	Dec 2016	Dec 2015	% Change	YTD 2016	YTD 2015	% Change
Winnipeg City	-	447,949	n/a	418,473	441,380	-5.2
East St. Paul R.M.	-	-	n/a	647,380	688,159	-5.9
Headingley R.M.	-	-	n/a	-	609,975	n/a
MacDonald R.M.	-	461,088	n/a	462,837	442,960	4.5
Ritchot R.M.	-	389,133	n/a	-	368,965	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	-	423,738	n/a	432,555	412,895	4.8
Tache R.M.	-	-	n/a	-	366,237	n/a
West St. Paul R.M.	-	-	n/a	600,000	662,500	-9.4
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	-	448,290	n/a	424,842	444,422	-4.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

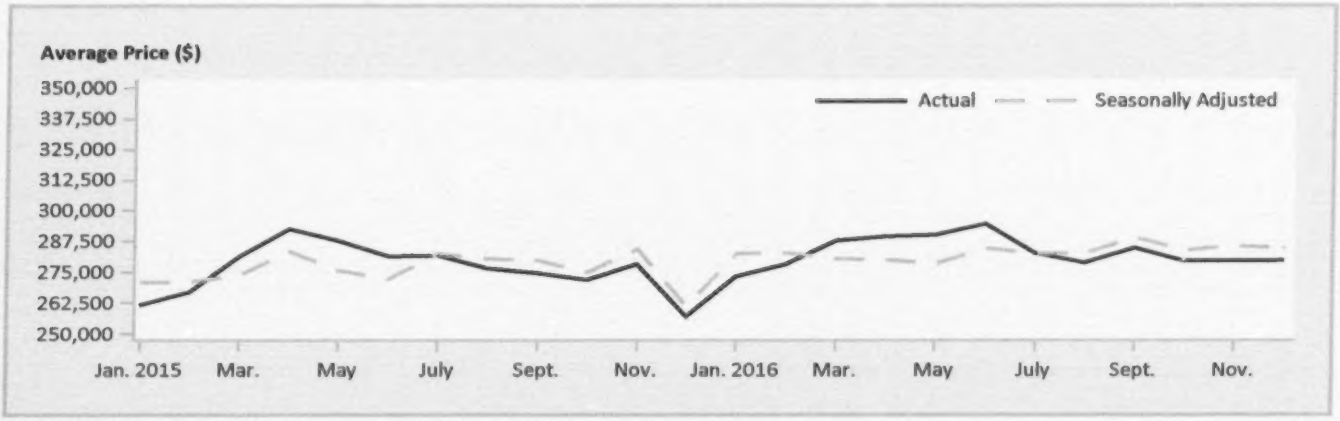


Figure 5.2: MLS® Residential Sales for Winnipeg

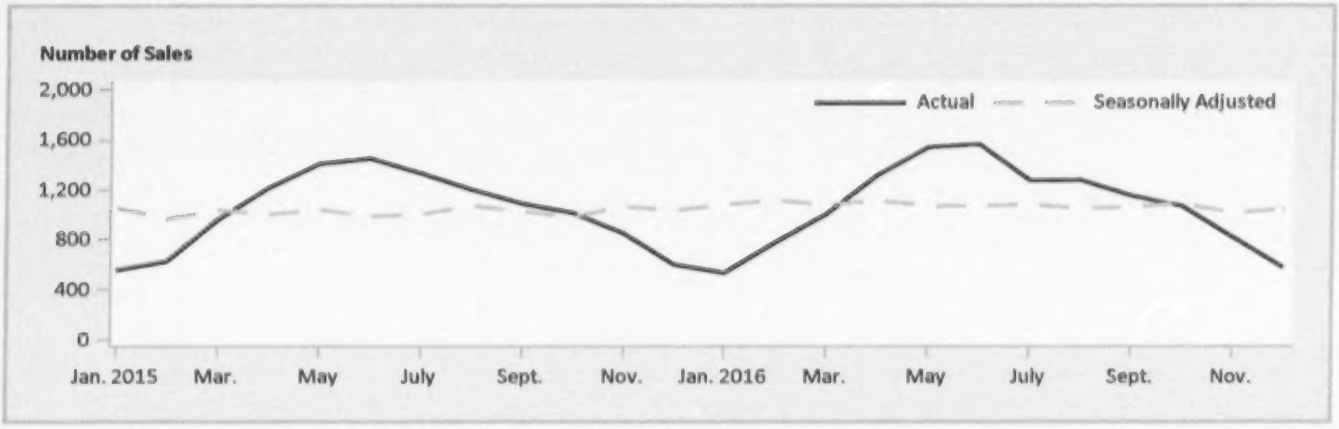
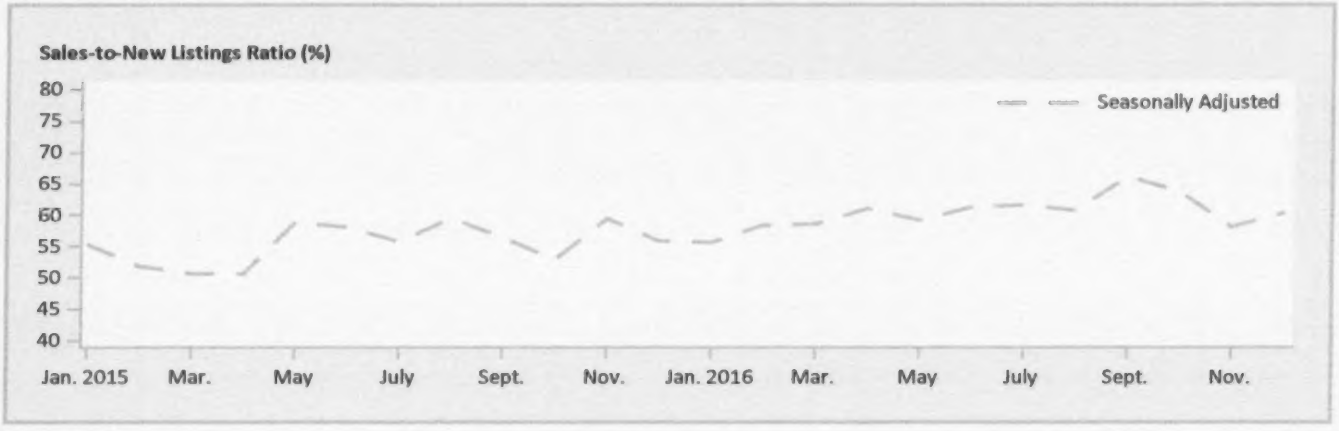


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Winnipeg



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
December 2016

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	138.1	124.2	417	6.0	68.5	824
	February	567	2.89	4.74	138.2	125.0	418	6.3	68.8	825
	March	567	2.89	4.74	138.7	126.5	421	6.3	69.1	828
	April	561	2.89	4.64	138.8	126.3	423	6.1	69.3	832
	May	561	2.89	4.64	138.9	126.6	426	6.1	69.6	835
	June	561	2.89	4.64	139.6	127.0	426	6.0	69.6	838
	July	561	2.89	4.64	139.6	126.8	425	6.0	69.3	841
	August	561	2.89	4.64	139.7	127.6	425	5.9	69.2	849
	September	561	2.89	4.64	139.9	127.2	427	5.6	69.1	860
	October	561	2.89	4.64	140.1	127.8	428	5.7	69.2	867
	November	561	3.14	4.64	140.2	127.4	426	5.8	69.0	870
	December	561	3.14	4.64	140.3	126.2	425	6.2	69.0	866
2016	January	561	3.14	4.64	140.5	126.7	423	6.3	68.7	864
	February	561	3.14	4.64	140.5	126.4	424	6.4	68.8	866
	March	561	3.14	4.64	140.9	127.6	425	6.3	68.9	866
	April	561	3.14	4.64	141.1	127.8	426	6.3	68.9	864
	May	561	3.14	4.64	141.4	128.6	426	6.2	68.7	861
	June	561	3.14	4.64	141.7	129.6	425	6.3	68.6	862
	July	567	3.14	4.74	141.9	128.8	426	6.4	68.6	863
	August	567	3.14	4.74	142.2	128.9	424	6.5	68.4	860
	September	561	3.14	4.64	142.6	128.8	424	6.6	68.3	856
	October	561	3.14	4.64	143.4	129.2	425	6.7	68.4	848
	November	561	3.14	4.64	143.5	127.7	425	6.8	68.5	846
	December	561	3.14	4.64		127.6	426	6.9	68.5	849

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

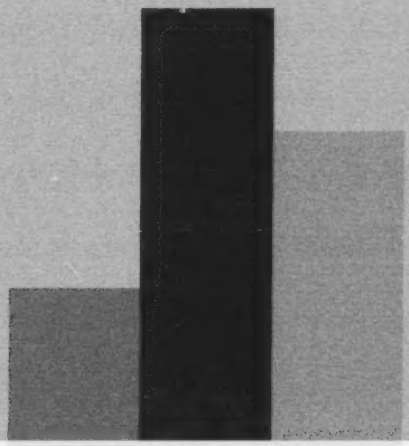
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64191_2017_M01